

**PLANNING BOARD
TOWN OF WILBRAHAM**
240 Springfield Street
Wilbraham, Massachusetts 01095

Frederic Fuller, Chairman
Adam Basch
John Boudreau
Richard Butler
Dean Stroshine
David Crevier, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, APRIL 4, 2012**

In attendance: Frederic Fuller, Chairman
Adam Basch
John Boudreau
Dean Stroshine
David Crevier, Associate

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector

The meeting was called to order at 7:00 PM by Chairman Fuller.

1. Approval of Minutes

Chairman Fuller called for a motion to approve the minutes of the March 14, 2012, meeting as submitted.

MOTION (BASCH, BOUDREAU): To approve the minutes of the March 14, 2012 meeting as submitted. Approved (4-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion advised the Board that the Mass Broadband Institute is running new fiberoptic lines in town and their first goal is to wire all the Town buildings and secondly up and down Boston Road. He stated that it will be a 6-month project, and they will have 6-8 trucks as well as a job site trailer and they are looking for a location to park their equipment. Mr. Trevallion stated that they are soliciting property owners on Boston Road and have approached Tom Cuonos of Spartan Brake and asked him for a bid. Mr. Trevallion felt that they were exempt from any special permit process as it was temporary utility work but wanted to bring it to the Board's attention. Mr. Trevallion then advised the Board that he has a Building Officials meeting on April 18th where Don Dubendorf, an attorney who specializes in zoning, will be speaking about nonconforming structures and uses. He stated that the meeting has been opened up to Planning Board members and other municipal officials if anyone would like to attend. He also stated that the Boston Road Fire Station project will be getting underway since getting supplemental financial approval at the Special Town meeting in March.

3. **Miscellaneous Information**

The Planning Board briefly reviewed the following:

- A. **ZBA Decision – Land of Campbell, 221-223 Main Street**
- B. **Changes to Federal Telecommunications Act – February 2012**
- C. **Subdivision Status Report – April 2012**

4. **Appointment – Kent Pecoy**

Proposed Detached Garage – Land of Pecoy, 17 Peak Road

Board Member Adam Basch recused himself from discussions due to a professional conflict.

Kent Pecoy appeared before the Board to discuss his plans to replace an existing 24' by 24' detached garage that suffered extensive tornado damage on his property located at 17 Peak Road. The proposed garage is approximately 26' by 57' and consists of a single bay garage on either side of a central porte cochere and a smaller third bay at one end for golf cart storage. Mr. Pecoy plans to submit a Form A plan to adjust the existing side property line which abuts adjacent property that he owns at 15 Peak Road in order to have the proposed building conform to required side yard setback and to allow for adequate driveway easements between the properties. Because the proposed garage represents a footprint increase of over 900 square feet, the Board advised Mr. Pecoy that the proposal does pose a significant change and special permit approval will be needed. The Board also noted that the aggregate square footage of the attached and detached garage space must be calculated and taken into consideration when deciding whether a special permit is warranted. Mr. Pecoy added that since losing so many trees from the tornado, he has lost quite a bit of shade and he and his wife would also like to build a 16' by 20' cabana- as shown in plans presented. The Board advised that the proposed detached building should be included in the overall square footage calculation and included in the special permit application that will be required.

5. **Public Hearings to be Scheduled**

A. North Hills Lane Preliminary Subdivision – Boston Road Properties, LLC, 3180 Boston Rd.

The Planning Board briefly reviewed the plans for the North Hills Lane Preliminary Subdivision and agreed to meet with the owner and developer at the next meeting. Planning Director John Pearsall advised the Board that the plans have been distributed to all Town departments and all of their comments will be available for review at the next meeting.

B. Site Plan Approval, Proposed Site Improvements – Wilbraham Insurance, 2361 Boston Rd.

The Planning Board briefly reviewed the plans for the proposed addition to the Wilbraham Insurance buildings at 2361 Boston Road. The proposal will require site plan approval and the Planning Board agreed to set the public hearing for May 2, 2012 at 7:30 PM.

6. **Gardens of Wilbraham, 2301 Boston Road**

A. Proposed Phase II Site Plan Modifications (SP04-03)

Rob Levesque from R. Levesque Associates appeared on behalf of the Gardens of Wilbraham to discuss a minor redesign of Phase II due to recent marketing efforts as well as new fire suppression requirements. The proposed modification to the approved site plan involves converting two proposed buildings (#17 and #23) from a single four-unit building to two separate two-unit buildings. Mr. Levesque stated that the roadway is staying the same as well as the distances from the roadway. Mr. Levesque stated that the number of buildings has increased but the number of units is the same, and he reviewed the distances between buildings as shown on revised plans that were submitted. The Board stated they had no issue with the proposed changes in Phase II, and Building Inspector Lance Trevallion advised Mr. Levesque to have his architect contact him.

MOTION (BOUDREAU, BASCH): To administratively approve the modifications to the buildings in Phase II of the Gardens of Wilbraham as submitted and waive the requirement for public hearing. Approved (4-0).

B. Special Permit (SP10-05) Extension Request

Mr. Levesque continued by stating that the Gardens of Wilbraham will need a two-year extension of Special Permit (SP10-05) for the Adult Care Facility (ACF) that was approved on November 17, 2010. The reason for the extension is the company that is doing the project is in the process of securing the beds associated with this facility, as well as additional requirements mandated by the State.

MOTION (STROSHINE, BOUDREAU): To grant a two-year extension for Special Permit (SP10-05) as requested. Approved (4-0).

7. Proposed Amendments to the Zoning By-Law – Public Hearing April 18, 2012

A. Location & Size of Residential Accessory Buildings

B. Heritage Farm Stand Development

The Board reviewed the proposed language for the two proposed amendments to the Zoning By-Law.

The Maloni Family, Prospective Purchasers of Rice Fruit Farm located at 751-757-765 Main Street, were in the audience and invited to the table by the Planning Board. The Malonis stated that they have done everything they can as far as the financing and are now waiting for final approval of the Heritage Farm Stand Development By-Law at Annual Town Meeting.

The Planning Board agreed to schedule the Public Hearing on April 18, 2012.

8. Eastwood Drive (Extension) – Street Layout Hearing with Selectmen – April 30, 2012

The Planning Board briefly reviewed the street layout and the hearing that will be held with the Board of Selectmen on April 30, 2012.

9. Old Business

A. Wilbraham Vision Task Force Update

Chairman Fuller provided a brief update on the recent joint meeting between the steering committee and task force, but there was no action taken by the Planning Board.

10. Set Spring Meeting Schedule

The Planning Board agreed to the following meeting schedule:

- April 18th, May 2nd & May 16th

Having no further business, the meeting was adjourned at 8:58 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **April 18, 2012 at 7:00 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant
Date: _____

Dean Stroshine, Clerk
Date: _____